

TOWN OF DUDLEY

MASSACHUSETTS

PLANNING BOARD

DUDLEY MUNICIPAL COMPLEX, ROOM 308
71 WEST MAIN STREET, DUDLEY, MA 01571

DUDLEY PLANNING BOARD

Daniel Edmiston, Chairman
Richard Clark, Vice Chairman
Steve Watroba, Clerk of the Board
Louis Perrin, Member
William LePage, Member



DUDLEY PLANNING STAFF

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PLANNING BOARD MEETING MINUTES

Wednesday, October 23, 2019

Dudley Municipal Complex, Room 321-A

Call to Order

The Planning Board Meeting was called to order at 7:00 PM on Wednesday, October 23, 2019 in Room 321A of the Dudley Municipal Complex by Chairman Dan Edmiston. Planning Board members present were: Richard Clark-Vice Chair, Steve Watroba-Clerk of the Board, Louis Perrin-Member, William LePage-Member, Ian McElwie, Interim Town Planner.

Mr. Edmiston wished a speedy recovery to Town Planner, Don Johnson.

A. Meeting Minutes

- a. Mr. Clark **moved to approve the minutes of Wednesday, September 25, 2019.** Seconded by Mr. Watroba. Unanimous.

B. Preliminary Plan: Lyons Road Subdivision; removed from agenda at applicant's request.

C. Site Plan Review for 93 Schofield Avenue, requested review of proposed used car/repair lot with more than 5 spaces, but less than 10.

- a. Alexander Wesilewski, owner, explained that he would like to have parking for used cars and repairs with space for more than 5 vehicles (current maximum allowable spaces), but less than 10. Would like one space for handicapped use. Currently, there are 5 spaces along the fencing. Would like 5 spaces along the building for repairs and the spaces along the fencing for used car sales.
- b. Mr. McElwie stated that the Planning Board would review and give its decision for the applicant to then apply to the Board of Selectmen for his Class II license. No Public Hearing is needed.
- c. Mr. Clark **moved to approve the site plan as presented for 93 Schofield Avenue with the stipulation that it be for more than 5 spaces, but less than 10.** Seconded by Mr. Watroba. Unanimous.

D. Discussion on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets

- a. Pierpont Estates
 - i. Jeffrey Walsh, of Graves Engineering, was present to discuss Mr. Cerqueira's proposal.
 - ii. Mr. Antonio Cerqueira stated that he would like to reduce the bond amount to obtain financing for future construction. Would like Lot 6 and Lot 42 released. A buyer would like to purchase Lot 42, as the house on Lot 41 is large and they would like Lot 42 for privacy.
 - iii. Mr. Walsh stated that he has some concerns about access to lot 42 is restricted to an area once the road is brought up to grade. The pavement ends and extending the road may be problematic. Usually, the road is constructed or bond in place for its construction.
 - iv. Mr. Cerqueira stated that he will start building a culvert next week, if the lots are released. The walls for the culvert will be in place by end of next week.
 - v. The Planning Board members would like to see work started on the culvert and then come back to the board to release the lots in two weeks' time.
 - vi. Mr. Walsh suggested that Mr. Cerqueira put in writing what he intends to construct, Mr. Walsh will put dollar values to them. He would like to caution the Planning Board the retaining walls are

very important in order to place fill over the culvert and at the approach on each side of the culvert, the walls need to be place to support the lateral extend of the fill.

- vii. The Planning Board members agreed to allow the amount of culvert work to 30 feet in length and up 4 feet, in lieu of the proposed completed culvert; release of lot 42; a bond proposed by Graves Engineering and future release of Lot 6.
- viii. Mr. Clark **moved to release Lot 42, not to be built on, Lot 6 to be pending completion on the culvert, release date to be determined, and the extent of the culvert work to be in compliance with engineering advisement.** Seconded by Mr. LePage. Unanimous.
- b. Rocky Hill Estates – none.
- c. Piasta Road – Mr. Walsh stated that RAMPCO is coordinating, Amorello is the paving subcontractor. They removed the old binder, regraded and re-compacted the surface. Placed the binder asphalt only. More road work has not been done yet, but will be. Vegetation clearing was completed. Mr. Walsh is happy to see the progress. Going forward for future job sites, Mr. Walsh would like to have someone on site during a roadwork job to verify stated paving courses are done. Mr. Perrin would like future work not to be completed without approval by Graves Engineering.
- d. Country View Estates (Eisenhower Drive) – None.
- e. Tobin Farm Estates – None.

E. Final Inspection associated with Site Plans, including:

- a. AMP Solar – None.

F. Discussion on the status of Economic Development Planning - none

G. Planner's Plate – Spruce Street, the Fire Department accepted the alternative for the turnaround.

H. Comments from the Planning Board –

- a. Town Meeting on Monday. No Planning Board items on the warrant. No need for a Planning Board meeting prior to the Town Meeting.
- b. Mr. Perrin asked if sidewalks on both sides were required on the Lyons Road Subdivision. Mr. McElwie said yes, they are, and that he will be speaking with Mr. Haynes on Thursday about it. Mr. Perrin stated that his plans also show two different thicknesses for the road. Mr. McElwie will discuss with him on Thursday. Mr. Walsh requested plans for the subdivision to review.

I. Adjournment

- a. Mr. Perrin **moved to adjourn at 8:12 PM.** Seconded by Mr. Clark. Unanimous.

Caryl Savard
Planning Board Clerk

Minutes of October 23, 2019

Daniel Edmiston, Chair

Richard Clark, Vice-Chair

Steve Watroba, Clerk to the Board

Louis Perrin, Member

William LePage, Member